

In Re:	Case No.:	19-27812
Sandra May,	Chapter:	13
Debtor	Judge:	JNP

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**NOTICE OF PROPOSED PRIVATE SALE**

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Sandra May, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, U.S. Bankruptcy Court  
U.S. Post Office & Courthouse Building  
P.O. Box 2067  
Camden, New Jersey 08101-2067

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny, Jr. on September 7, 2021 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, 400 Cooper Street, Camden, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 590 Livezey Street  
Philadelphia, PA 19128-2451

Proposed Purchaser: Brendan William White, Kevin Michael White, Jennifer White

Sale price: \$285,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: James Chiodetti  
Amount to be paid: 6% commission (may be shared with cooperating broker)  
Services rendered: Real Estate Agent  
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Name of Professional: Jenkins and Clayman  
Amount to be paid: \$1,500 (to be held in Trust pending Court approval)  
Services rendered: Bankruptcy-related legal services

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Jenkins & Clayman  
Address: 412 White Horse Pike, Audubon, New Jersey, 08106  
Telephone No.: (856) 546-9696

In re:  
Sandra J. May  
Debtor

Case No. 19-27812-JNP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: Jul 26, 2021

User: admin  
Form ID: pdf905

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Total Noticed: 47

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 28, 2021:

Recip ID	Recipient Name and Address
db	+ Sandra J. May, 9 Brandywine Court, Egg Harbor Township, NJ 08234-4882
cr	+ CONSUMER DEPARTMENT PNC BANK, NATIONAL ASSOCIATION, PO BOX 94982, CLEVELAND, OH 44101-4982
cr	+ JERSEY SHORE FEDERAL CREDIT UNION, c/o Saldutti Law Group, 800 North Kings Highway Suite 300, Cherry Hill, NJ 08034-1511
r	+ James Chiodetti, Kershaw Realty, 8107 Ridge Ave, Philadelphia, PA 19128-2901
cr	+ McCormick 105, LLC, c/o Dembo, Brown & Burns LLP, 1300 Route 73, Suite 205, Mount Laurel, NJ 08054-2200
cr	+ McCormick 106, LLC, c/o Dembo, Brown & Burns LLP, 1300 Route 73, Suite 205, Mount Laurel, NJ 08054-2200
518465771	American Express, PO Box 1270, Newark, NJ 07101-1270
518465770	American Express, PO Box 981537, El Paso, TX 79998-1537
518511922	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518465772	Bacharach Institute Rehab, 61 West Jimmie Leeds Road, PO Box 723, Pomona, NJ 08240-0723
518465773	Barclays Bank Delaware, PO Box 8803, Wilmington, DE 19899-8803
518465776	Carowinds, 300 Carowinds Boulevard, Charlotte, NC 28273
518465779	+ Fedloan Servicing, PO BOX 60610, Harrisburg, PA 17106-0610
518465780	Infections Limited East, P.C., 2106 New Road, Suite F1, Linwood, NJ 08221-1053
518593796	+ Jersey Shore Federal Credit Union, c/o Saldutti Law Group, 800 Kings Highway N., Suite 300, Cherry Hill, NJ 08034-1511
518465782	+ Jersey Shore Federal Credit Union, Hamilton Mall, 4403 Black Horse Pike #2075, Mays Landing, NJ 08330-3178
518465783	Labcorp Holdings, PO Box 2240, Burlington, NC 27216-2240
518465784	+ Laurel J. Lawson, MSW, 2307 West Cone Blvd., #208, Greensboro, NC 27408-4065
518465787	+ McCormick 105, LLC, PO Box 1611, Cockeysville, MD 21030-7611
518465786	+ McCormick 105, LLC, c/o BSI Financial Services, 11350 McCormick Road, Suite 902, Hunt Valley, MD 21031-1002
518465785	+ McCormick 105, LLC, JSDC Law Offices, Kimberly Bonner, Esq., 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033-1320
518465789	+ McCormick 106, LLC, c/o Dembo, Brown & Burns, 1300 Route 73, Suite 205, Mount Laurel, NJ 08054-2200
518465788	+ McCormick 106, LLC, 11350 McCormick Road, Suite 902, Hunt Valley, MD 21031-1002
518477087	+ PNC Bank, National Association, 216 Haddon Avenue, Ste. 406, Westmont, NJ 08108-2812
518465791	+ Precision Oral Surgery, LLC, Dental Specialty Ctr of Willingboro, 215 Sunset Road, Suite 308, Willingboro, NJ 08046-1108
518521772	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court.; State of New Jersey, Division of Taxation, PO BOX 245-Bankruptcy, Trenton, NJ 08695-0272
518465792	+ Samuel Krantz, Esquire, 450 Bay Avenue, Somers Point, NJ 08244-2656
518465793	+ Shore Medical Center, c/o Nationwide Recovery Service, 545 West Inman Street, Cleveland, TN 37311-1768
518465794	Shore Medical Center, PO Box 42972, Philadelphia, PA 19101-2972
518465795	State of New Jersey, Division of Taxation, Federal/NJ State Offset Program, PO Box 283, Trenton, NJ 08646-0283
518465797	+ Utilities Employees FCU, PO Box 14864, 11 Meridian Boulevard, Reading, PA 19610-3200

TOTAL: 31

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jul 26 2021 20:26:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jul 26 2021 20:26:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518582374	Email/PDF: resurgentbknofications@resurgent.com	Jul 26 2021 20:42:04	Ashley Funding Services, LLC, Resurgent Capital

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			Services, PO Box 10587, Greenville, SC 29603-0587
518465775	Email/Text: csdlclientservices@cboflanc.com	Jul 26 2021 20:26:00	Bayfront Emergency Physicians, c/o Credit Bureau of Lancaster County, PO Box 1271, Lancaster, PA 17608-1271
518465774	Email/Text: bankruptcydepartment@tsico.com	Jul 26 2021 20:26:00	Bayfront Emergency Physicians, c/o Transworld Systems, Inc., PO Box 15520, Wilmington, DE 19850-5520
518465777	+ Email/Text: megan.harper@phila.gov	Jul 26 2021 20:26:00	City of Philadelphia, Department of Revenue, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102-1697
518465778	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jul 26 2021 20:26:00	Comenity Bank/Lane Bryant, PO Box 659728, San Antonio, TX 78265-9728
518465781	Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 26 2021 20:26:00	IRS, Department of the Treasury, Cincinnati, OH 45999-0025
518568518	Email/Text: JCAP_BNC_Notices@jcap.com	Jul 26 2021 20:26:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud Mn 56302-9617
518465790	Email/Text: Bankruptcy.Notices@pnc.com	Jul 26 2021 20:26:00	PNC Bank, N.A., PO Box 5570, Cleveland, OH 44101-0570
518603578	Email/Text: Bankruptcy.Notices@pnc.com	Jul 26 2021 20:26:00	PNC Bank, National Association, P.O. Box 94982, Cleveland OH 44101
518581581	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jul 26 2021 20:42:10	Portfolio Recovery Associates, LLC, c/o Wyndham, POB 41067, Norfolk VA 23541
518576947	Email/Text: bnc-quantum@quantum3group.com	Jul 26 2021 20:26:00	Quantum3 Group LLC as agent for, Comenity Bank, PO Box 788, Kirkland, WA 98083-0788
518556742	Email/Text: paula.tilley@nrsagency.com	Jul 26 2021 20:26:00	SHORE MEDICAL CENTER, C/O NATIONWIDE RECOVERY SERVICE, PO BOX 8005, CLEVELAND, TN 37320-8005
518465796	Email/PDF: gecsed@recoverycorp.com	Jul 26 2021 20:42:16	Syncb/Amazon PLCC, PO Box 965015, Orlando, FL 32896-5015
518468245	+ Email/PDF: gecsed@recoverycorp.com	Jul 26 2021 20:42:09	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 16

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518515172	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518503131	*+	Internal Revenue Service, P.O. Box 7317, Philadelphia PA 19101-7317
518503130	*	Internal Revenue Service, P.O. Box 7346, Philadelphia PA 19101-7346

TOTAL: 0 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

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Date: Jul 28, 2021 Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 26, 2021 at the address(es) listed below:

Name	Email Address
Christian Del Toro	on behalf of Creditor PNC Bank National Association cdeltoro@martonelaw.com, bky@martonelaw.com
Christian Del Toro	on behalf of Creditor CONSUMER DEPARTMENT PNC BANK NATIONAL ASSOCIATION cdeltoro@martonelaw.com, bky@martonelaw.com
Denise E. Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Eric Clayman	on behalf of Defendant Sandra J. May mail@jenkinsclayman.com connor@jenkinsclayman.com
Eric Clayman	on behalf of Debtor Sandra J. May mail@jenkinsclayman.com connor@jenkinsclayman.com
Eric Clayman	on behalf of Attorney Eric J. Clayman mail@jenkinsclayman.com connor@jenkinsclayman.com
Frank J Martone	on behalf of Creditor CONSUMER DEPARTMENT PNC BANK NATIONAL ASSOCIATION bky@martonelaw.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Kevin Gordon McDonald	on behalf of Creditor PNC Bank National Association kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
Kyle Francis Eingorn	on behalf of Creditor McCormick 106 LLC keingorn@dbblegal.com
Kyle Francis Eingorn	on behalf of Creditor McCormick 105 LLC keingorn@dbblegal.com
Kyle Francis Eingorn	on behalf of Plaintiff McCormick 106 LLC keingorn@dbblegal.com
Michael E. Brown	on behalf of Creditor McCormick 106 LLC mbrown@dbblegal.com
Michael E. Brown	on behalf of Creditor McCormick 105 LLC mbrown@dbblegal.com
Rebecca K. McDowell	on behalf of Creditor JERSEY SHORE FEDERAL CREDIT UNION rmcowell@slgcollect.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

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